

## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2204-DDP-10

**Petitioner:** Cornerstone Bible Church by Webster & Garino LLC

**Request:** Cornerstone Bible Church by Webster & Garino LLC requests Detailed Development Plan review for a 5,454 SF building expansion on 4.10 acres +/- in the SF-3 district.

**Enclosed Attachments (as of 5:00pm., Monday, April 18):**

### April 18, 2022 Advisory Plan Commission Meeting

1. Alice Weintraut	N/A	(03/18/22)
2. Marcia & Marv Goldstein	15250 Nashua Cr.	(03/18/22)
3. Katherine Chirico	15239 Declaration Dr.	(03/18/22)
4. June Dever	1020 Bridgeport Dr.	(03/20/22)
5. Katherine Chirico	15239 Declaration Dr.	(03/21/22)
6. Marcia Goldstein	15250 Nashua Cr.	(03/22/22)
7. Marcia Goldstein	15250 Nashua Cr.	(03/23/22)
8. Katherine Chirico	15239 Declaration Dr.	(03/30/22)

## Weston Rogers

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**From:** Alice Weintraut <alice.weintraut@gmail.com>  
**Sent:** Friday, March 18, 2022 4:07 PM  
**To:** planners  
**Subject:** Cornerstone Bible Church (CBC) expansion.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**WARNING: This external email is from  
alice.weintraut@gmail.com.**

My feedback on updates to the Cornerstone Bible Church expansion is first - for the church attendants to please stop blocking both sides of the street near that side of the park. Hopefully the parking lot will stop that, but we already don't allow parking on both sides throughout the neighborhood because the neighborhood was allowed to be built streets too narrow to allow fire trucks through when cars are parked on both sides. I question whether firetrucks could get through the main entrance past the church on Sundays currently.

Everything about the plan for building a budding megachurch instead of a little chapel in a residential neighborhood is ridiculous to me and inappropriate to approve. I don't mind how they reconfigure internally, but I think if they've grown in size to where the parking is a problem they should sell to a smaller church with a more appropriate amount of traffic. The ppl who built in the neighborhood were told they were getting some little shops and a little church, then Estridge dropped out before completion. Now the church owns all the space except one little real estate office and the daycare. People were promised something akin to West Clay and they got a single church owning most of the commercial space. I've never heard of this kind of traffic coming into a neighborhood like this.

Thanks for listening,  
Alice Weintraut

## Weston Rogers

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**From:** Marcia Goldstein <margold2@gotown.net>  
**Sent:** Friday, March 18, 2022 4:59 PM  
**To:** planners  
**Cc:** Scott Willis; gilbert@westfield.in.gov; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; patton@westfield.in.gov  
**Subject:** Centennial Bible Church expansion  
**Attachments:** Cornerstone Bible expansion city council ltr.docx

**WARNING: This external email is from  
margold2@gotown.net.**

Dear Westfield Planning Commission:

Attached please see the letter we sent to our District 4 Representative, Scott Frei on March 6.

Our last paragraph sums up our concerns and feelings:

*With many churches struggling with decreased attendance and membership, a thriving church is a positive for Westfield. Our objection is not about the current church but about it's expansion, located within (not next to or close by) an established neighborhood. Our hope is that the City Council reject their construction request, whether done on a piece-meal basis or as one large project.*

We would appreciate a clarification of the meeting and deadline schedule noted on the website. Will this come before the Technical Advisory Committee on Tuesday, March 22 @ 9:00 am with a public hearing on Monday, April 4 @ 7:00 pm?

Sincerely,

Marcia & Marv Goldstein

15250 Nashua Circle

317-509-6783

TO: Scott Frei, District 4 Westfield City Council Representative  
sfrei@westfield.in.gov

FROM: Marcia & Marv Goldstein  
15250 Nashua Circle, Westfield (Centennial)  
317-509-6783

*We are writing about an issue that, we believe, will come before the Westfield City Council in early 2022 - the expansion of the Centennial Bible Church located within the Centennial subdivision. In November, along with other Centennial residents, Marcia attended a meeting hosted by the church to outline their plans to expand the church on the current piece of property. The lay pastor explained the following and noted that their plans were available on the church website.*

- The church has experienced growth, necessitating multiple Sunday services to accommodate their congregational size. Their goal is to move to a one service format.
- The church projects substantial continued increases in membership.
- The congregation considered moving to another location & decided to, instead, stay at the current location with adding on to, and renovating, the current building.
- Their stated plans were to build a much larger worship space, additional office space, classrooms and add recreational facilities (not currently available) to accommodate current and future congregational membership. The initial plans provided a separate recreational building; instead this function will become part of the current design, with the land earmarked for the recreational building to become a parking lot (which already received city council & HOA approval and is currently being constructed.)
- The expanded church footprint will expand over the entire property owned by the church, leaving almost no green space.
- The church pays no Centennial HOA fees that are paid by the rest of the neighborhood residents, fees which pay to upkeep of the green areas adjacent to the church property.
- The HOA has no jurisdiction over the church, their property and any changes to the current church building although the HOA did sign off on the new parking lot expansion.
- **All expansion decisions rest with the Westfield City Council.**

*Since that meeting the plans are no longer on the website and, according to what was reported at the February Centennial HOA meeting, their current plan is to do the expansion piece-meal, starting with the expansion of office / classroom / general space, leaving the expanded sanctuary as a future project. **This change of plans does not negate our concerns noted below!***

Our concerns are as follows:

#### FEEL OF THE NEIGHBORHOOD

The church was given the property by Centennial developer, Paul Estridge, to ensure that a neighborhood church was in the neighborhood to service Centennial residents. It was, by intent, design, size and architecture, built to enhance the "country church" feel and the friendly small town look of Centennial. Initial website information about their building plans noted that the initial church wasn't built to commercial standards, something they plan to accomplish with their building plans. Paul Estridge, developer of the neighborhood, built the church as a centerpiece of one Westfield's nicest communities, not, as stated, a commercial structure.

**CHURCH SIZE TOO BIG TO BE ON A TOO SMALL PIECE OF PROPERTY** A mega-church (which is what the church would become) would not fit on the small piece of available land. In essence, a church that would be built to go from curb to curb would be like fitting a size 10 foot into a size 6 shoe --- it just won't fit. Even expanding the general (not sanctuary) space over crowds the property.

**TRAFFIC AND SAFETY** Currently the neighborhood deals with traffic going into and out of the church property daily. During the week cars are lined up on Liberty Drive at pre-school drop off and pick up, creating traffic and safety hazards. Building more classrooms with an increase in school enrollment would magnify this situation. Increasing the size of the sanctuary, with the accompanying increase of cars at any one time, would create an issue of Sundays, holidays and whenever services are held. Adding recreational facilities would do the same. With many of the church members now coming from outside of our neighborhood, increased traffic on the roads leading into and within Centennial would be affected. And, with more people coming and going, the likelihood of accidents & crime coming into the area is increased.

**PROPERTY VALUES** The country feel upon entering Centennial off of Spring Mill Road, presented by the beautiful view of the church at the end of Liberty Blvd, was a feel that residents purchased when buying (and considering future resale) of their homes. Having a large building, out of scale and with no land, will present the real possibility of decreased property value.

**FUTURE CONCERNS** If the church continues to grow, the congregation would need to revisit the one-service goal, raising the real possibility that instead of several small services the church would again move to more than one large service, meaning hundreds of additional cars.

*With many churches struggling with decreased attendance and membership, a thriving church is a positive for Westfield. Our objection is not about the current church but about it's expansion, located within (not next to or close by) an established neighborhood. Our hope is that the City Council reject their construction request, whether done on a piece-meal basis or as one large project.*

***We would like to be present when this issue is brought before the City Council. Could we please get notification when this happens?***

*Many thanks in advance.*

*Marv & Marcia Goldstein*

## Weston Rogers

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**From:** Kate <katecancook@sbcglobal.net>  
**Sent:** Friday, March 18, 2022 6:16 PM  
**To:** planners  
**Subject:** Cornerstone Bible Church

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**WARNING: This external email is from  
katecancook@sbcglobal.net.**

Hello many of the residents in Centennial are opposed to the Cornerstone expansion.

Can you please forward a copy of the plans they have submitted so far and advise when the meeting for approval or hopefully denial will be.

Thank you.

Kate

Sent from [Mail](#) for Windows

## Weston Rogers

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**From:** June Dever <junedever1@gmail.com>  
**Sent:** Sunday, March 20, 2022 10:27 AM  
**To:** planners  
**Subject:** Cornerstone Bible church

**WARNING: This external email is from  
junedever1@gmail.com.**

I am a resident of Centennial and would like to share my thoughts on the CBC additions. Please make design the same as the church so that it has the pleasing colonial look. Make certain the lighting is subdued.

Thank you,

June Dever  
1020 Bridgeport Drive  
Westfield, Indiana 46074

Sent from my iPad

## Weston Rogers

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**From:** Kate <katecancook@sbcglobal.net>  
**Sent:** Monday, March 21, 2022 5:16 PM  
**To:** planners; APC; Weston Rogers  
**Subject:** Re: Cornerstone Bible Church

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**WARNING: This external email is from  
katecancook@sbcglobal.net.**

Thank you for sending the plans. The church is plans to expand the main building adding 1,000 seats. A building of size does not belong in a residential walkable community. Centennial was built as a walkable community and a commercial grade church does not fit in our landscape. Our streets are not designed for high flow of traffic. The issues at Carmel High School are a perfect example of what we would face. Centennial streets already has traffic backed up because Cornerstone increased the number of students at their day care. Cars are lined up on Liberty and residents are waiting for the Church traffic in order to get to their homes.

What would the review process be for the 2nd phase of the expansion? Will the City complete a traffic study for commercial building in a residential area?

On Monday, March 21, 2022, 03:19:27 PM EDT, Weston Rogers <wrogers@westfield.in.gov> wrote:

Thank you for your comment. It has been forwarded to the Plan Commission and will be included in the Public Comment Exhibit when this item appears on the Commissions' Consent Agenda for approval.

Please be aware that the APC will not be holding a Public Hearing on this item, as that is not part of the meeting protocol for Detailed Development Plans. If a proposed Detailed Development Plan complies with the existing zoning regulations, then the Plan Commission is legally required to approve it.

Linked here are a copy of the plans submitted by the petitioner:  
<https://files.westfield.in.gov/link/Qo7B1hTGxy6mEJnEy75T8p>

The APC meeting date for this item has yet to be determined as the project is currently in the review process.



Regards,

**Weston Rogers | Associate Planner**

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov) | 317-408-9895

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**Sent:** Friday, March 18, 2022 6:16 PM  
**To:** planners <planners@westfield.in.gov>  
**Subject:** Cornerstone Bible Church

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Can you please forward a copy of the plans they have submitted so far and advise when the meeting for approval or hopefully denial will be.

Thank you.

Kate

Sent from [Mail](#) for Windows

## Weston Rogers

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**From:** Marcia Goldstein <margold2@gotown.net>  
**Sent:** Tuesday, March 22, 2022 7:06 AM  
**To:** Weston Rogers  
**Cc:** planners; APC; Scott Willis; gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; patton  
**Subject:** Re: Centennial Bible Church expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**WARNING: This external email is from  
margold2@gotown.net.**

Thank you for the responses I've received to my letter.

Is there any place in the zoning for consideration of safety issues such as increased traffic in a neighborhood?

We've been told that our HOA has no say in any building that may happen. Is that correct?

When "phase 2" (the large sanctuary) is proposed, will that fall under the same zoning regulations, meaning there is nothing the neighborhood can do about it?

Marcia Goldstein

---

**From:** "Weston Rogers" <wrogers@westfield.in.gov>  
**To:** "margold2" <margold2@gotown.net>, "planners" <planners@westfield.in.gov>, "apc" <APC@westfield.in.gov>  
**Cc:** "swillis" <swillis@westfield.in.gov>, "gilbert" <gilbert@westfield.in.gov>, "jjedwards" <jjedwards@westfield.in.gov>, "sfrei" <sfrei@westfield.in.gov>, "mjohns" <mjohns@westfield.in.gov>, "cspoljaric" <cspoljaric@westfield.in.gov>, "patton" <patton@westfield.in.gov>  
**Sent:** Monday, March 21, 2022 9:51:07 AM  
**Subject:** RE: Centennial Bible Church expansion

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Please be aware that the APC will not be holding a Public Hearing on this item, as that is not part of the meeting protocol for Detailed Development Plans. If a proposed Detailed Development Plan complies with the existing zoning regulations, then the Plan Commission is legally required to approve it.

The Detailed Development Plan will come before the Technical Advisory Committee on Tuesday, March 22. Technical Advisory Committee meetings are not open to the public.

Regards,

**Weston Rogers | Associate Planner**

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[wr Rogers@westfield.in.gov](mailto:wr Rogers@westfield.in.gov) | 317-408-9895

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**From:** Marcia Goldstein <margold2@gotown.net>

**Sent:** Friday, March 18, 2022 4:59 PM

**To:** planners <planners@westfield.in.gov>

**Cc:** Scott Willis <swillis@westfield.in.gov>; gilbert@westfield.in.gov; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Mike Johns <mjohns@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; patton@westfield.in.gov

**Subject:** Centennial Bible Church expansion

**WARNING: This external email is from  
[margold2@gotown.net](mailto:margold2@gotown.net).**

Dear Westfield Planning Commission:

Attached please see the letter we sent to our District 4 Representative, Scott Frei on March 6.

Our last paragraph sums up our concerns and feelings:

*With many churches struggling with decreased attendance and membership, a thriving church is a positive for Westfield. Our objection is not about the current church but about it's expansion, located within (not next to or close by) an established neighborhood. Our hope is that the City Council reject their construction request, whether done on a piece-meal basis or as one large project.*

We would appreciate a clarification of the meeting and deadline schedule noted on the website. Will this come before the Technical Advisory Committee on Tuesday, March 22 @ 9:00 am with a public hearing on Monday, April 4 @ 7:00 pm?

Sincerely,

Marcia & Marv Goldstein

15250 Nashua Circle

317-509-6783

## Weston Rogers

---

**From:** Marcia Goldstein <margold2@gotown.net>  
**Sent:** Wednesday, March 23, 2022 5:28 PM  
**To:** Weston Rogers  
**Cc:** planners; APC; Scott Willis; gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; patton; Kevin M. Todd, AICP  
**Subject:** Re: Centennial Bible Church expansion

**WARNING: This external email is from  
margold2@gotown.net.**

Although I appreciate the info below I am, as you can imagine, very unhappy about this all.

The traffic created by the Monday - Friday pre-school and church events on Sunday is large - and that's before the proposed additions. There are times when it is totally impossible to get through on Liberty due to parked and waiting cars. As I previously mentioned, this is a neighborhood and the church is ready to become a size 8 foot trying to fit into a size 6 shoe.

Thank you for sending me John Nail's contact information.

Marcia Goldstein

---

**From:** "Weston Rogers" <wrogers@westfield.in.gov>  
**To:** "margold2" <margold2@gotown.net>  
**Cc:** "planners" <planners@westfield.in.gov>, "apc" <APC@westfield.in.gov>, "swillis" <swillis@westfield.in.gov>, "gilbert" <gilbert@westfield.in.gov>, "jjedwards" <jjedwards@westfield.in.gov>, "sfrei" <sfrei@westfield.in.gov>, "mjohns" <mjohns@westfield.in.gov>, "cspoljaric" <cspoljaric@westfield.in.gov>, "patton" <patton@westfield.in.gov>, "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>  
**Sent:** Wednesday, March 23, 2022 1:13:13 PM  
**Subject:** RE: Centennial Bible Church expansion

Yes, there are considerations of safety issues related to traffic in the UDO Article 10.7(E)(3). However, the threshold for a traffic study to warrant a denial of a development plan would be very high. Per the City Engineer, a traffic study would not be required for this area. Further traffic related questions can be directed to John Nail (City Engineer)

[jnail@westfield.in.gov](mailto:jnail@westfield.in.gov)

The City is not involved in the rules and regulations of the neighborhood Home Owners Association.

Any additional expansion beyond what is currently proposed within the filed Detailed Development Plan submittal would require an additional Detail Development Plan submittal and review. Any Detailed Development Plan filed for this location would be reviewed under the same zoning regulations.

Regards,

**Weston Rogers | Associate Planner**

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov) | 317-408-9895

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**To:** Weston Rogers <wrogers@westfield.in.gov>

**Cc:** planners <planners@westfield.in.gov>; APC <APC@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>; gilbert <gilbert@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Mike Johns <mjohns@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; patton <patton@westfield.in.gov>

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**From:** "Weston Rogers" <[wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov)>  
**To:** "margold2" <[margold2@gotown.net](mailto:margold2@gotown.net)>, "planners" <[planners@westfield.in.gov](mailto:planners@westfield.in.gov)>, "apc" <[APC@westfield.in.gov](mailto:APC@westfield.in.gov)>  
**Cc:** "swillis" <[swillis@westfield.in.gov](mailto:swillis@westfield.in.gov)>, "gilbert" <[gilbert@westfield.in.gov](mailto:gilbert@westfield.in.gov)>, "jjedwards" <[jjedwards@westfield.in.gov](mailto:jjedwards@westfield.in.gov)>, "sfrei" <[sfrei@westfield.in.gov](mailto:sfrei@westfield.in.gov)>, "mjohns" <[mjohns@westfield.in.gov](mailto:mjohns@westfield.in.gov)>, "cspoljaric" <[cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)>, "patton" <[patton@westfield.in.gov](mailto:patton@westfield.in.gov)>  
**Sent:** Monday, March 21, 2022 9:51:07 AM  
**Subject:** RE: Centennial Bible Church expansion

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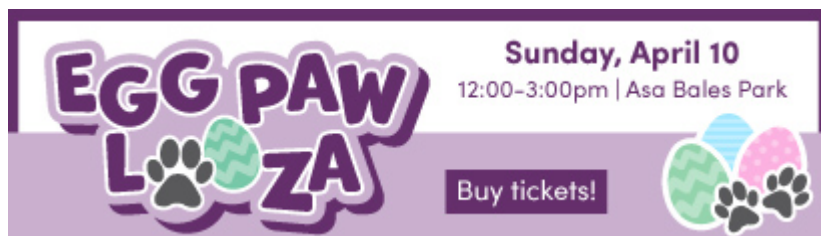
Regards,

**Weston Rogers | Associate Planner**

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov) | 317-408-9895

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**To:** planners <[planners@westfield.in.gov](mailto:planners@westfield.in.gov)>

**Cc:** Scott Willis <[swillis@westfield.in.gov](mailto:swillis@westfield.in.gov)>; [gilbert@westfield.in.gov](mailto:gilbert@westfield.in.gov); Joe Edwards <[jjedwards@westfield.in.gov](mailto:jjedwards@westfield.in.gov)>; Scott Frei <[sfrei@westfield.in.gov](mailto:sfrei@westfield.in.gov)>; Mike Johns <[mjohns@westfield.in.gov](mailto:mjohns@westfield.in.gov)>; Cindy Spoljaric <[cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)>; [patton@westfield.in.gov](mailto:patton@westfield.in.gov)

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Sincerely,

Marcia & Marv Goldstein

15250 Nashua Circle

317-509-6783

## Weston Rogers

---

**From:** Cindy Spoljaric  
**Sent:** Wednesday, March 30, 2022 3:43 PM  
**To:** planners  
**Subject:** Fwd: Cornerstone Church 720 Liberty Drive. Request for review.  
**Attachments:** Centennial Brochure.pdf; Centennial Primary Plat.pdf; Centennial Commitments and Rezone-1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

It looked like you may have not received this so just forwarding...

Cindy Spoljaric  
Westfield City Council, At Large  
317-695-6673  
Cspoljaric@westfield.in.gov

Begin forwarded message:

**From:** Kate <katecancook@sbcglobal.net>  
**Date:** March 30, 2022 at 9:36:51 AM EDT  
**To:** Johnathon Nail <jnail@westfield.in.gov>, lanners@westfield.in.gov, gilbert@westfield.in.gov, Joe Edwards <jjedwards@westfield.in.gov>, Scott Frei <sfrei@westfield.in.gov>, Mike Johns <mjohns@westfield.in.gov>, Cindy Spoljaric <cspoljaric@westfield.in.gov>, patton@westfield.in.gov  
**Subject:** Cornerstone Church 720 Liberty Drive. Request for review.

**WARNING: This external email is from  
katecancook@sbcglobal.net.**

Prior to considering additional expansion/s of Cornerstone Church I am requesting the Zoning Board and City Council review all original legal documents, renderings, plats, and to scale drawings of the Cornerstone property.

There are growing Public Safety concerns in our community. The growth of the church's school has resulted in parents lining up and blocking traffic in order to pick up their children.. The cars are already blocking Fire trucks, emergency vehicles, and residents access to homes. The streets in Centennial are not designed for this use.

By adding one building at a time Cornerstone has avoided an overall review. Cornerstone has gradually overbuilt the property which was intended and recorded as part of an approved planned community. Attached are documents clearly recording Estridge's plans with several drawings of the church and land as intended . Westfield-Washington Township Plan Commission approved the plans for Centennial in 1998 (attachments 1-3).

The church was specifically designed as part of the walk-able village community and it sits at the forefront of acres of green space which is the focal point of our sub division. Attachment 1 contains several drawings of the church as intended, with an aerial rendering to scale, In all of these drawings the church is incorporated into the green space. The "Commitments Concerning the Use and Development of Land" is binding on all successors. The current buildings are no longer in proportion to the parcel and there is hardly any green space left on the church parcel.

Regardless of zoning, our community is currently being negatively impacted by the church's expansions and we have valid safety and quality life concerns with anything moving forward.

Thank you for your review.

Katherine Chirico  
15239 Declaration Dr.

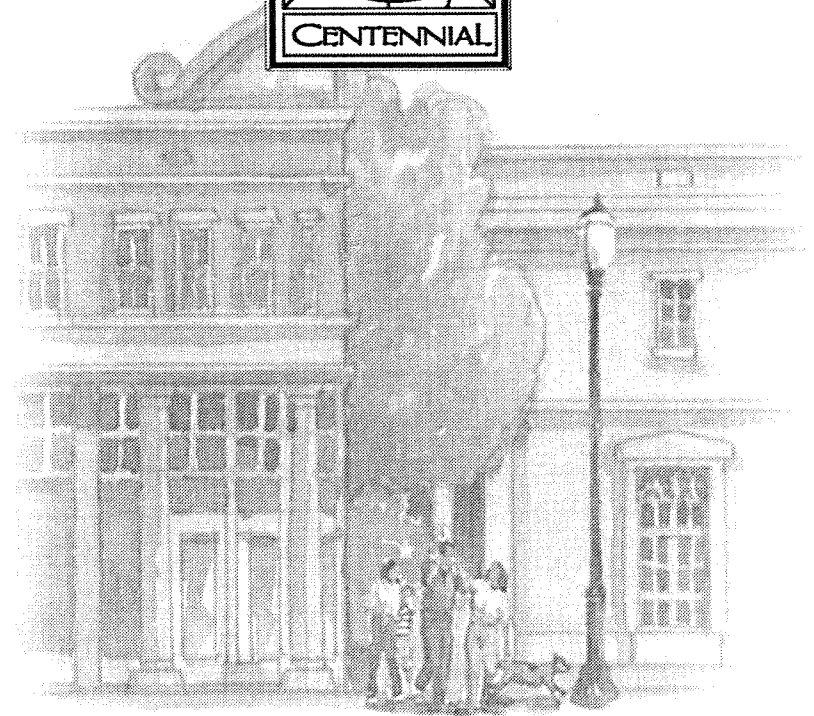
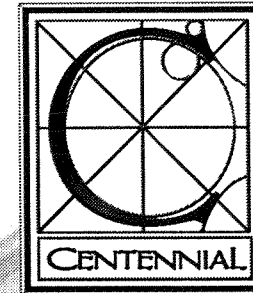


*Leading the way, daring to walk into the past,  
while soaring into the future. Estridge is not  
only a group of people but also a group of  
beliefs. The cornerstone of these beliefs may  
be unconventional to most companies. Quite  
simply, old-fashioned, down to earth values like  
the "Golden Rule" typifies our sincerity.*

**Estridge**

1041 W. Main Street • Carmel, IN 46032

© 1999



## RIBBON CUTTING CEREMONY

*May 20, 1999  
10:00 AM*



*The homes of Centennial blend in harmony  
with the village setting—a design collection which  
portrays a way of life when things were simpler,  
and the pleasures of just being “at home” were  
treasured. Each Estridge home is like we would  
build for our own family, within a new community  
of honest simplicity and traditional values.*

WELCOME . . . . . Paul Estridge, Jr.

A WORD FROM  
THE TOWN MANAGER . . . . . Jerry Rosenberger

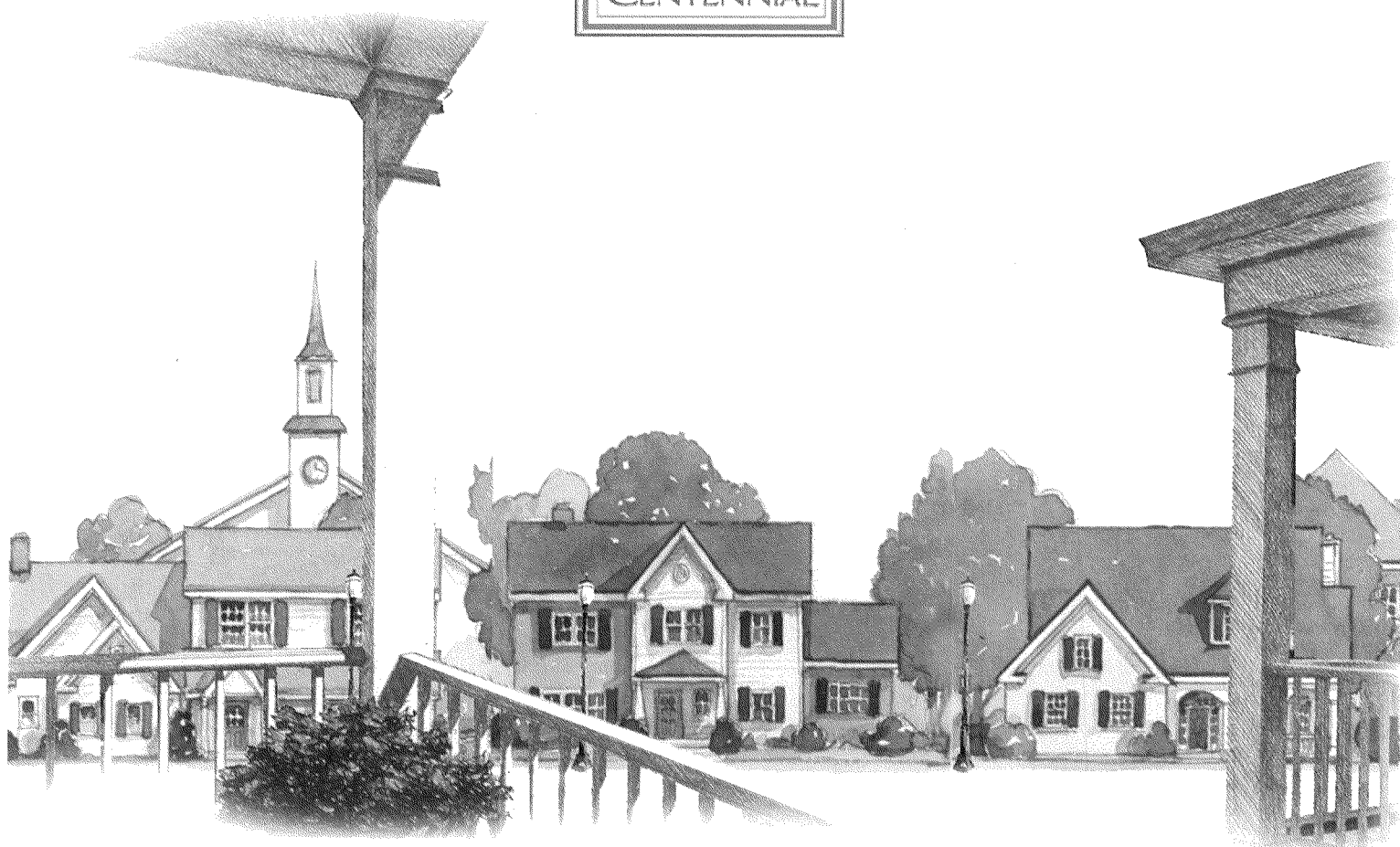
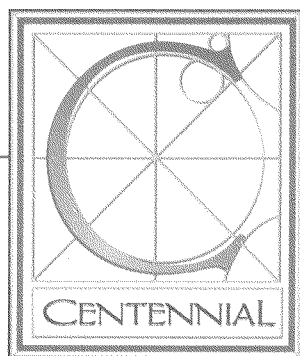
PRAYER . . . . . Reverend Jeff Gaskill

SPECIAL RECOGNITION OF  
HONORARY GUESTS . . . . . Charlie Scott.

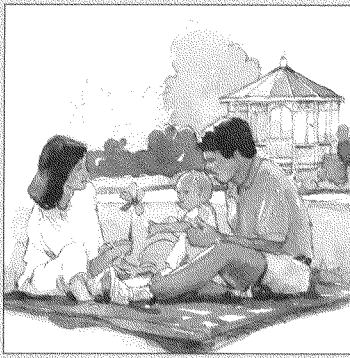
RIBBON CUTTING



A GUIDE TO THE  
MASTER PLAN OF CENTENNIAL—  
A PLACE UNIQUE TO ALL INDIANAPOLIS.



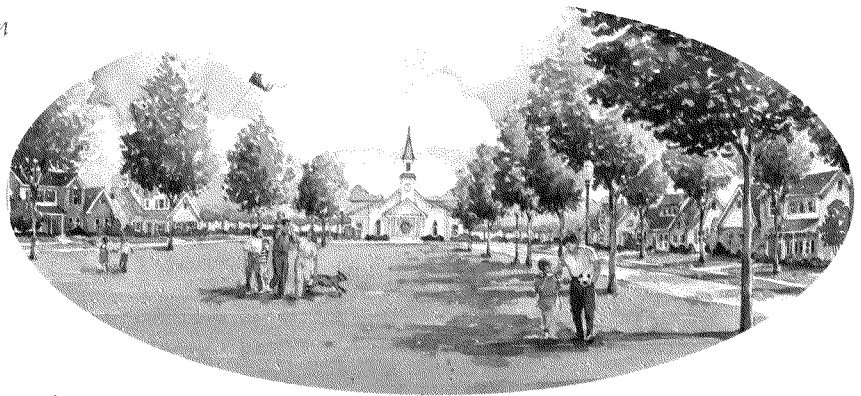
*Estridge*



CENTENNIAL IS A MASTER-PLANNED VILLAGE OF 360 ACRES, RISING ON THE HISTORIC LANDS OF AN OLD FARMSTEAD JUST NORTH OF INDIANAPOLIS, AT SPRING MILL ROAD AND 156TH.

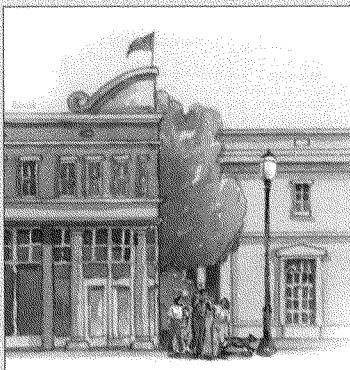
*Within Centennial, Estridge offers new homes, shopping and recreation. All blend beautifully with a carefully planned streetscape, parks and greenways. The homes represent the widest variety of designs ever offered by Estridge—from first home buyers to families who are moving up, and to those who have arrived at design levels that offer customization and luxury features—remarkable values in an extraordinary setting.*

*Centennial...where you'll find the good things in life.*



*The family-oriented recreational activities are as varied as any you'd find in a small town...and then some. There's even a community garden for all to share, an apple orchard to contemplate springtime, and vast park areas for leisurely days on the green.*

*Centennial is a place for all seasons. In warmer months enjoy beautifully manicured lawns and gardens and sports activities of all kinds. When the seasons change "Winter Park" comes alive with an ice-skating pond, sledding hill, warming hut and bonfire area. Throughout Centennial, the individual neighborhood parks delight the eye and senses—to each its own with individual gazebos, garden areas and orchards. Lineal parks and paths weave a tapestry of connecting recreational pursuits—a very special tennis and swim club and expansive multi-sport playing fields. A well-designed children's play area includes a bigwheel and bicycle course, preschool playground, and two large fantasy forts.*



## *Welcome to Centennial Square.*

*Centennial Square is a collection of extraordinary buildings that evoke memories of a bygone era, when life went by at a slower pace. The design philosophy is centered around providing the everyday amenities and services that families enjoy...a very special place that is sure to keep folks "home" in Centennial. The emporium is a fascinating structure of period design reminiscent of a 19th century commercial mercantile building, with upper level offices*



and lower level shops that are planned to include a coffee shop, specialty boutiques, dry cleaner, restaurant and of course a grocer. "Sidewalk friendly" describes our sensitivity to the community. Elements like landscaped street trees, seating areas, merchant windows, floral displays and bike racks—all views familiar in any small town's Main Street. Imagine sitting at the outdoor café on a bright summer morning sipping coffee with your neighbor and watching your children flying kites nearby. Or walking to the full-service restaurant with your family on a brisk autumn evening. Enjoy the convenience of a neighborhood grocer. The adjacent Centennial Day Care Center will provide one of the most sophisticated facilities ever offered in a community and will be central to our objective of a family-oriented place.

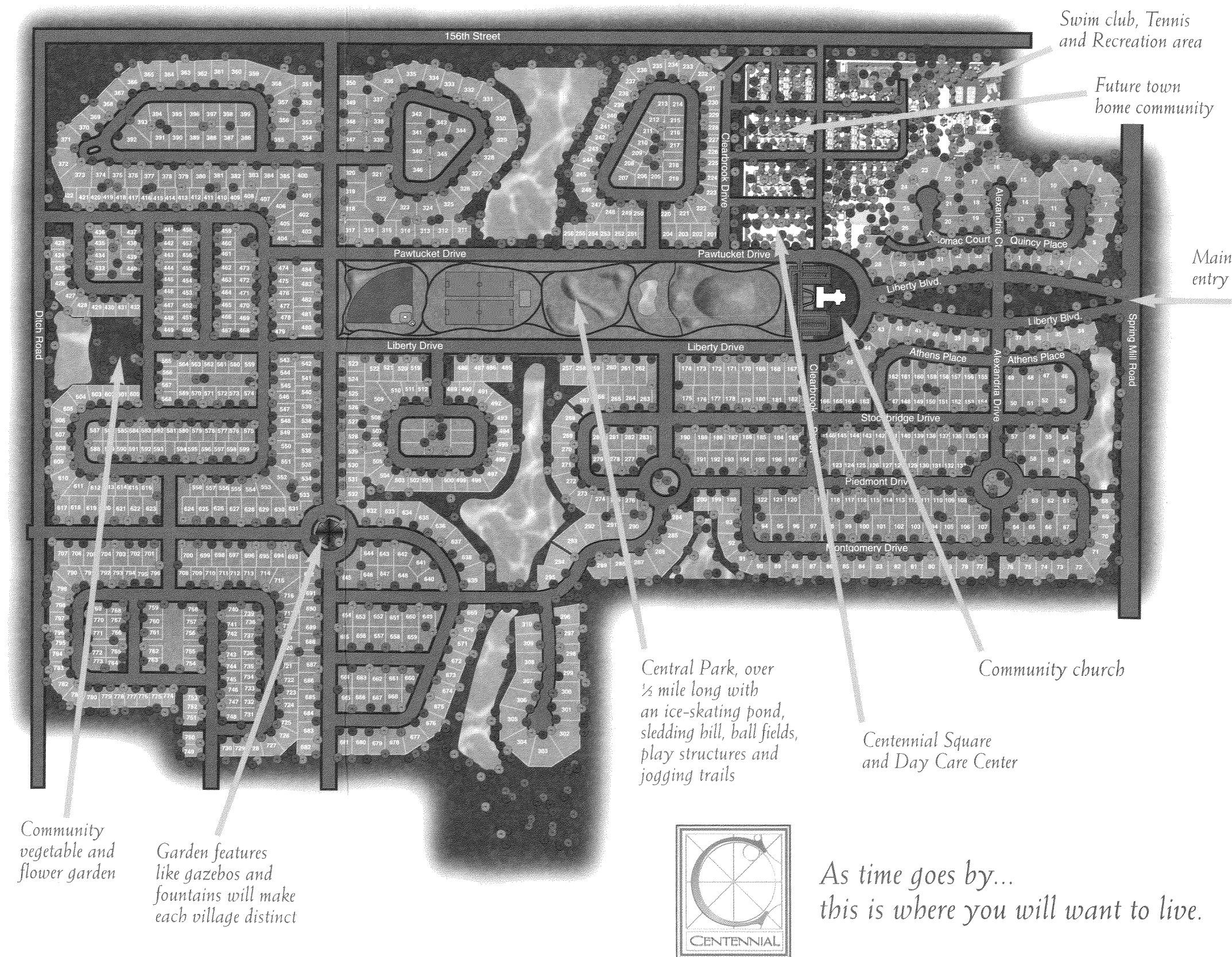
## Centennial brings the world into your home.

While we look into the past for our inspiration in building design and lifestyle, we look to the future to make your new home state-of-the-art. That is why we've put into place a highly sophisticated electronics infrastructure—connectivity that will transfer the world to your home via the Internet at the fastest speeds available.

Besides continuous access to the Internet, Centennial offers connectivity via a community Intranet designed to bring even more conveniences right into your home. From ordering food, lawn care, dry cleaning and babysitting services from an online neighborhood club to finding instant information on weather, traffic and news, you'll have access to a host of resources unlike any other community in the country.

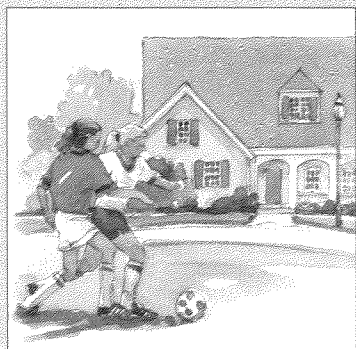
Imagine your home office as a portal to your corporate headquarters and databases around the world and kids enjoying audio and video entertainment virtually anywhere in the home. With speeds as fast as today's technology provides, Centennial completely transforms traditional ways in which homes are used. You can reach anywhere in the world, from anywhere within the home. Centennial takes its design inspiration from the 19th century and its technological cues from the 21st century.

Within Centennial, there are nearly 100 acres devoted to open spaces, parks, community garden areas, jogging and walking trails, ball fields, and play structures. Central Park alone covers 16 football fields.



As time goes by...  
this is where you will want to live.





### *The Kessler Collection*

Dramatic architectural design and spacious floor plans are what you'll find in these 2 story, three and four bedroom, 2½ bath homes—ideal for the growing family. And, with garages that open to the rear of the home, privacy and security are assured. The first floor nine-foot ceilings and large fireplace, spacious kitchen, and optional basement provide all the beauty, comfort, and convenience your family's busy lifestyle commands. Seven home designs are available within this collection. Priced from the \$160's to the \$220's.



### *The Springmill Collection*

Here's a collection of superbly designed homes that include everything you need in a three or four bedroom home. Like large room sizes throughout. An open kitchen and family room for day-to-day comfort, as well as casual entertaining. A master suite with vaulted ceilings, stylish vanities, large walk-in closets and dressing area, and optional basement. Plus a roomy two-car garage with shop/storage area. Nine home designs are available within this collection. Priced from the \$180's to the \$250's.



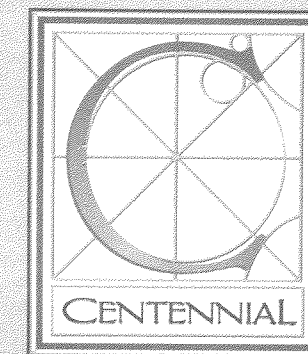
### *The Meridian Collection*

You've collected memories, furnishings and growing kids, it's time you made room for all of them. Spacious four and five bedroom designs with large center island kitchens, gracious master suites with vaulted ceilings, garden baths, and walk-in closets. Hallmarks of the Meridian Collection include inviting family rooms with large fireplaces, soaring entries, basements, roomy two-car garages, screened porches and more. Seven home designs are available within this collection. Priced from the \$230's to the \$320's.



### *The Irvington Collection*

Introducing our newest home collection! Designed for the busy professional, families just starting out or the empty nester: design excellence in single-level living. Beautifully crafted master suites, great rooms with fireplaces, oversized front porches, and designer kitchens that welcome the sunlight. This collection features lots of volume, from the spacious 26-foot-deep "hobby" garage—6 feet more than traditional garage designs—to up to 14-foot-high ceilings and optional basements. Three home designs are available within this collection. Priced from the \$175's to the \$225's.



Centennial is located at  
Spring Mill Road & 156th Street

For more information  
call 317-846-7311  
or our REALTOR® Hotline at 582-2720

[www.centennial-living.com](http://www.centennial-living.com)

**Estridge**

1041 West Main Street  
Carmel, Indiana  
317-846-7311





# PRIMARY PLAT - CENTENNIAL

WASHINGTON TOWNSHIP  
HAMILTON COUNTY  
SUBMITTED 3-25-98



98-P-15  
EXHIBIT 2

Verifies

CERTIFIED BY:  
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the plat as the same appears in the records of the Hamilton County, Indiana, being described as follows:  
© 1998, The Schneider Corporation

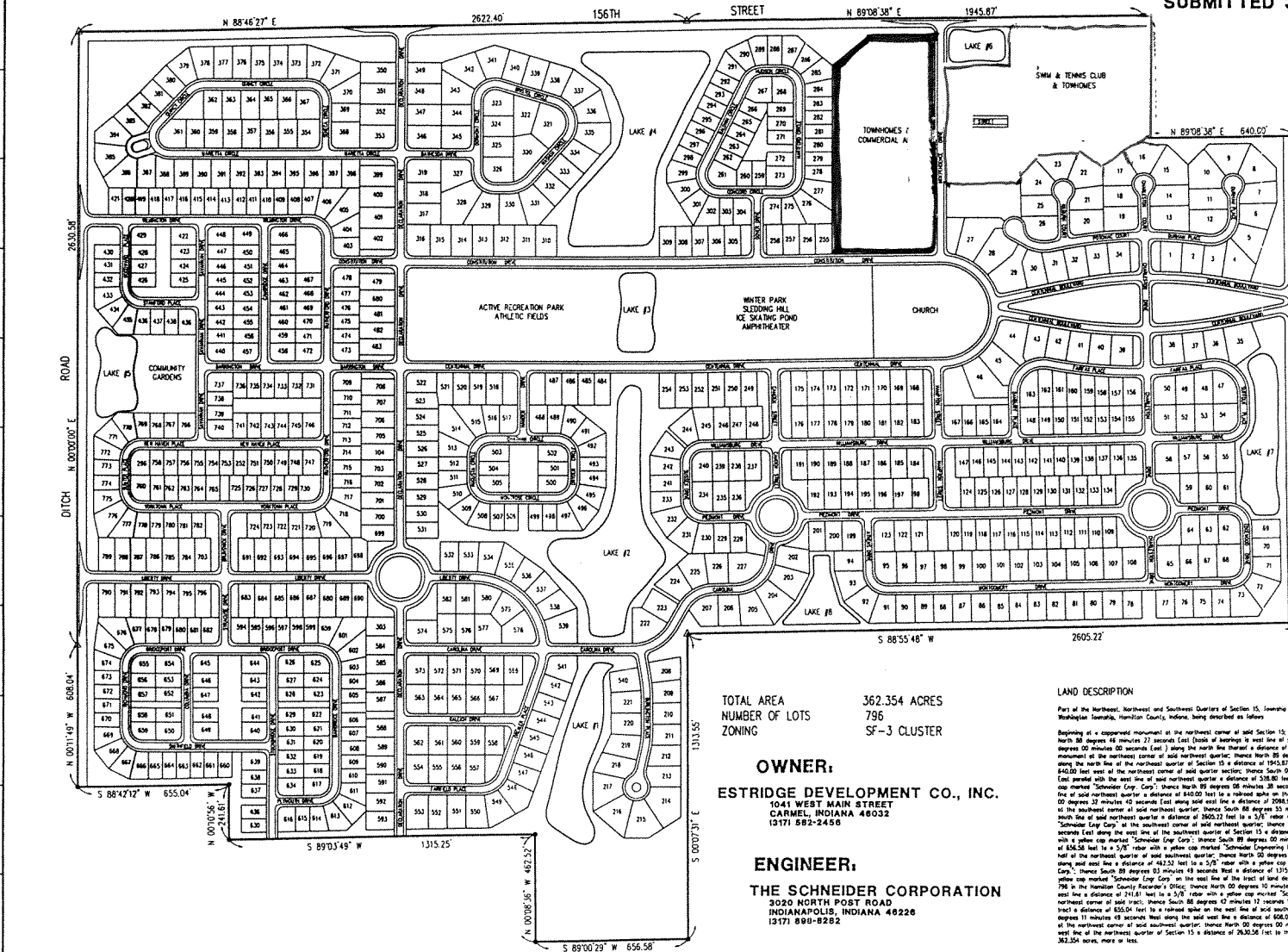
**The Schneider Corporation**  
2028 North Post Road  
Indianapolis, Indiana 46228-6518  
317-688-6282  
317-688-6518 Fax

Formerly Schneider Engineering Corp. / Builders, Meyer, Glens & Sons  
ESTRIDGE DEVELOPMENT CO., INC.  
CENTENNIAL  
WESTFIELD, INDIANA

OVERALL PRIMARY PLAT

Date 03/25/98	Project No. 753.001	Drawn PRC	Appr. PRC
Computer Files 13717.DWG 13717.PLOT		Sheet No. IP100	

RECEIVED APR 24 1998



TOTAL AREA 362.354 ACRES  
NUMBER OF LOTS 796  
ZONING SF-3 CLUSTER

OWNER:  
ESTRIDGE DEVELOPMENT CO., INC.  
1041 WEST MAIN STREET  
CARMEL, INDIANA 46032  
13171 882-2458

ENGINEER:  
THE SCHNEIDER CORPORATION  
3020 NORTH POST ROAD  
INDIANAPOLIS, INDIANA 46226  
13171 880-6282

## LAND DESCRIPTION

Part of the Northeast, Northwest and Southwest Quarters of Section 15, Township 18 North, Range 3 East = Washington Township, Hamilton County, Indiana, being described as follows:  
Beginning at a coppered monument at the northeast corner of said Section 15, thence on an assumed bearing of North 88°46'27\"

Scanned As Is  
Poor Original

**COMMITMENTS CONCERNING THE  
USE AND DEVELOPMENT OF REAL ESTATE**

In accordance with Indiana Code Title 36, the undersigned, Estridge Development Company, Inc. ("Developer"), the owner of the following described real estate located in Hamilton County, Indiana, makes the following Commitments Concerning the Use and Development of Real Estate ("Commitments") to the Town of Westfield, Indiana and the Westfield-Washington Township Plan Commission ("Commission"):

1. Description of Real Estate. See Exhibit A ("Real Estate") attached hereto and made a part hereof.
2. Rezone Case Number: 97-Z-36.
3. Statement of Commitments: In consideration of the rezone of Real Estate from Single Family Two (SF2) to Single Family Three (SF3) pursuant to the Rezone Case Number referenced above, the Developer agrees to the following Commitments with respect to the development of the Real Estate:
  - A. The Developer commits that the Real Estate shall be developed in substantial compliance with the development plan depicted on Exhibit B attached hereto and made a part hereof, except for such modifications required by the Commission as a condition of Preliminary or Final Plat Approval.
  - B. In conjunction with the development of the Real Estate, Developer commits to create and maintain a homeowner's association for the community which association will be responsible for, among other things, maintaining and owning common areas.
  - C. The Developer commits that the Real Estate shall be developed with a overall density not to exceed 2.6 residential units per acre and shall consist of no greater than 898 for-sale dwellings. Furthermore, a minimum of 27% of the Real Estate shall be preserved for open space to include parks, amenity areas, and water areas such as retention ponds.
  - D. A 21-acre parcel within the Real Estate shall contain the townhomes, single-family

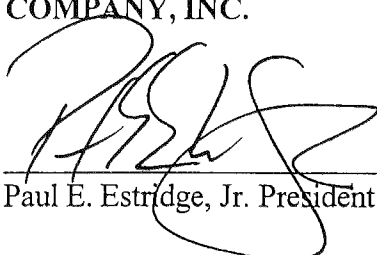
detached homes, the commercial area, and the swimming and tennis club subject to the following restrictions:

- 1) Townhomes. No more than 102 townhome units will be constructed. Townhome dwellings will be for-sale units consistent with the definition of Condominiums provided in the *Comprehensive Zoning Ordinance of Westfield-Washington Township (1977)*.
- 2) Commercial Area. The commercial area shall be no greater than 4.0 acres. Commercial uses shall be limited to those listed as permitted uses in the Local and Neighborhood Business district (LB) in the *Comprehensive Zoning Ordinance of Westfield-Washington Township (1977)*.
- 3) Open Space. This 21-acre parcel shall contain a minimum of 6.7 acres of open space.
4. Binding on Successors and Assigns: These Commitments are binding on the Developer, each subsequent owner of the Real Estate or a portion of the Real Estate, and each other person acquiring an interest in the Real Estate, unless terminated by the Commission or modified with the approval of the Commission after a duly-noticed public hearing pursuant to the rules of the Commission.
5. Waiver of Remonstrance Against Annexation. The Developer, each subsequent owner of the Real Estate or a portion of the Real Estate, and each other person acquiring an interest in the Real Estate shall not remonstrate against annexation of the Real Estate by the Town of Westfield.
6. Effective Date: The Commitments contained herein shall be effective upon the later of the approval of the Rezone to SF3 by the Westfield Town Council or preliminary plat approval by the Commission. These Commitments shall be null and void and of no further force and effect if the Real Estate, excluding the 4.0 acre commercial parcel, is rezoned to a district other than SF3.

7. Enforcement: These Commitments may be enforced by the Developer, the Commission and the Town Council of the Town of Westfield, Indiana.

ESTRIDGE DEVELOPMENT  
COMPANY, INC.

By:

  
Paul E. Estridge, Jr. President

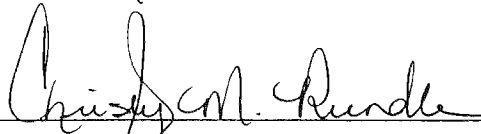
STATE OF INDIANA )  
COUNTY OF HAMILTON ) SS:  
)

Before me, a Notary Public in and for said County and State, personally appeared Paul E. Estridge, Jr., President of Estridge Development Company, Inc., who acknowledged the execution of the foregoing Commitments Concerning the Use and Development of Real Estate and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 16<sup>TH</sup> day of March, 1998.

My commission expires:

Signature



Printed

CHRISTY M. RUNDLE, Notary Public

CHRISTY M. RUNDLE  
MY COMMISSION EXPIRES: 8-8-2001  
COUNTY OF RESIDENCE: HAMILTON Resident of HAMILTON County, Indiana.



Prepared by David A. Schmitz, Attorney at Law, 9000 Keystone Crossing, Suite 730,  
Indianapolis, Indiana 46240

Revised 3/3/98 10:27 AM

**WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION  
CERTIFICATION**

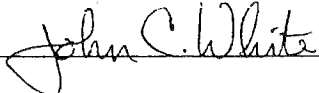
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The Westfield-Washington Plan Commission met in regular session on February 23, 1998, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977 as amended. Notice of public hearing was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana.

A motion was duly made and seconded to send a favorable recommendation to the Town Council, with attachment of the petitioner's commitments to the proposed amendment to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977 as amended and after review by legal counsel. The motion carried with a vote of Yes-7; No-2; and Abstain-0. The amendment is as follows:

A change in zoning classification,  
from SF-2 to SF-3, at 899 West 156<sup>th</sup> Street.

I, John C. White, being the Acting Secretary of the Westfield-Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Plan Commission held on February 23, 1998.

\_\_\_\_\_  
Acting Secretary 

\_\_\_\_\_  
Date: 2/27/98

Cc: 97-Z-36

**ORDINANCE NUMBER 98-02**

**AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING  
AMENDMENT TO TITLE 16 - LAND USE CONTROLS**

**WHEREAS**, the Westfield-Washington Township Plan Commission considered a request to rezone certain lands; and

**WHEREAS**, the Westfield-Washington Township Plan Commission did take action to forward the request to the Westfield Town Council with a favorable recommendation under the provision of IC 36-7-4-605; and

**WHEREAS**, action on the request was certified by the Plan Commission to the Town Council on February 23, 1998; and

**WHEREAS**, the Westfield Town Council is subject to the provision of IC 36-7-4-608 (f) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN  
COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE  
AMENDED AS FOLLOWS:**

**Section 1**

WC 16.040.020 - Zoning Maps amended as follows:

The following described areas shall be rezoned from SF-2 to SF-3 as depicted on the attached map and legally described on Exhibit A.

The rezoned land as described above is also subject to commitments recorded by the petitioner and described on Exhibit B.

**Section 2**

This ordinance shall be in full force and effect from and after its passage.


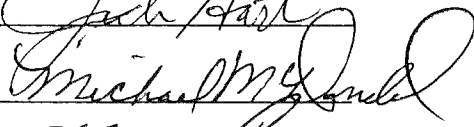
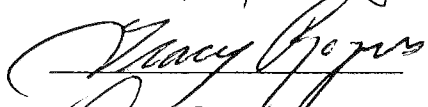
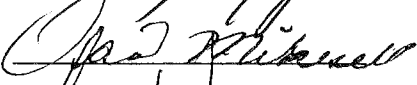
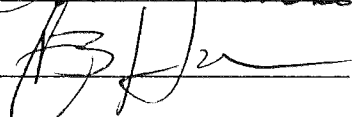
ADOPTED AND PASSED THIS 9 DAY OF MARCH, 1998, BY THE  
WESTFIELD TOWN COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD TOWN COUNCIL
------------------------


Voting For

Voting Against

Abstain

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

ATTEST:

  
Clerk-Treasurer, Teresa Otis

This document prepared by Jerry Rosenberger